

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

**CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c)(iii) THEREUNDER**

1. Date of Report (Date of earliest event reported): **October 27, 2022**
2. SEC Identification Number: **60566**
3. BIR Tax Identification No. : **004-504-281-000**
4. Exact name of issuer as specified in its charter:

CENTURY PROPERTIES GROUP INC.

5. Province, country or other jurisdiction of incorporation: **Metro Manila**
6. Industry Classification Code: (SEC Use Only)

7. Address of principal office/Postal Code: **35th Floor, Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1200**

8. Issuer's telephone number, including area code: **(632) 7-793-8905**

9. Former name or former address, if changed since last report: n/a

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
<u>Common Shares</u>	11,599,600,690 <u>Common Shares</u>
<u>Preferred Shares</u>	100,123,000 <u>Treasury Shares</u> 30,000,000

11. Indicate the item numbers reported herein: Item 9

Item 9. Other Events / Material Information

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded today, October 27, 2022, a press release entitled:

**CENTURY PROPERTIES EXPANDS BUSINESS WITH LAUNCH OF
'CENTURY NULIV'**

Attached is the Press Release for reference.

Any forward-looking statements contained in the press release are based upon what management of the Company believes are reasonable assumptions. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes to update such forward-looking statements if circumstances or management's estimates or opinions should change.

The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CENTURY PROPERTIES GROUP INC.

By:


ATTY. ISABELITA CHING SALES
Chief Information and Compliance Officer

**FOR IMMEDIATE RELEASE**

Contact:

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**CENTURY PROPERTIES EXPANDS BUSINESS WITH LAUNCH OF
'CENTURY NULIV'**

The last two years gave Century an opportunity to rediscover the real estate market, which revealed changing preferences for home buyers. Specifically, clients have clamored for more space – both indoors and outdoors.

Additionally, as the company is focused on growing, but at the same time aware of the macro-economic backdrop, it will develop lower building height developments, which carries less risk on a per project basis.

"New standards in living and lifestyle inclinations have developed post-pandemic, and we intend to address these changes in homebuyers' needs. While NULIV will continue Century's legacy of serving the needs of the premium and luxury market, it will do so via new product offerings wherein majority will be townhouses and other low-rise structures – which is in contrast with its historical roots of doing mainly high-rise condominiums. As a result, this new product offering will be faster to develop," says Century Properties Group president and CEO Marco R. Antonio.

But what sets Century Nuliv apart are a slew of propositions: these homes come in a range of choices – from upscale and premium townvillas, homes, and enclaves; they are situated in key growth areas; they feature innovative and inspired architectural designs; they make valuable investments and; as they are keenly attuned to new generation living, offer a seamless customer journey on a digital platform.

A Brand-New Residential Concept

Century NULIV's maiden project is a townhouse community that gives a peek into what's in store for the market in the years to come. Century NULIV Townvillas at Acqua features a low-density high street of 22 multi-storey houses and lots on an exclusive road behind Acqua Private Residences, Century Properties' award-winning tropical rainforest-inspired development at the foot of the new Estrella-Pantaleon Bridge, in Mandaluyong City.

"Acqua is a community of like-minded individuals who value convenience, safety, comfort, and a stylish lifestyle. NULIV Townvillas at Acqua is planned akin to all these principles and provides



the same generous indoor and outdoor living spaces one would likely find in suburbia, but all within and integrated into the thriving Acqua community. It also offers a paramount in-city living experience and assured value appreciation since the houses and lots are located within Metro Manila,” explains Century NULIV president Monica L. Trajano.

A Nu Approach to Living

Century NULIV Townvillas at Acqua was conceptualized for smart, discerning, and tech-savvy urban citizens who can't leave the city but want to live somewhere where they can tune out the noise and hustle. The townvillas are designed to be sanctuaries, to say the least. Taking into account shifts in lifestyle among Filipinos post-pandemic, these Townvillas offer more of the functional, thoughtfully planned, and spacious indoor and outdoor amenities, access to essentials and major infrastructure, and an easy homeownership process via thought-out digital customer journey.

Each townvilla stands on a spacious lot, with levels defined by glass balconies and high-ceiling windows that let in plenty of natural light. Homeowners can maximize the outdoor area by creating a garden, patio, and/or parking.

Since getting a home is a continuous process of making choices, Century NULIV Townvillas at Acqua features two types of homes: Rhine (three-storeys 227 sqm ave) and Seine (four-storeys 312 sqm ave). The number of units for each type is six and sixteen, respectively. Unit prices range from P40 Million to P60 Million.

The stacked design allows for freer movement within the house while also enabling homeowners to transform the spaces into functional areas meant for different purposes—from family areas and seating nooks to home offices and personal gyms. Each unit will be delivered standard bare and completed with premium finishes to make it easier for homeowners to turn it into the home they've always wanted.

Beyond its stunning modern architecture, strategic location, and integrated lifestyle amenities within Acqua, what makes Century NULIV Townvillas at Acqua worth the investment is the property value that is expected to increase over time. Future owners aren't just signing up for a home where they can live life to the fullest, they are also owning a piece of the future that they can pass on to their loved ones.

As the company completes the regulatory requirements, this project will be available for sale soon.



Continuous Innovation

Looking into the future has always been part of Century Properties Group's DNA of creativity and innovation. With Century Nuliv, the creativity is translated into a holistic experience: timely and timeless homes in prime locations, with modern services & amenities, and practical home designs that support life's true essentials.

"We will deliver spaces that can provide easy or direct access to necessities but equally important, we are innovating our homeownership process to strengthen how this is digitally supported from start to finish," Trajano added.

Following the project in Mandaluyong, Century NULIV is also looking forward to bringing new concepts outside Metro Manila, including its next Townvillas in Azure North, San Fernando, Pampanga, which will be launched next.#